

IN RE: PETITION FOR ZONING VARIANCE
NWS Pulaski Highway, 1500' NE
Belway, 695
8656 Pulaski Highway
15th Election District
6th Councilmanic District
8656 Pulaski Ltd. Partnership
Kenneth M. Katz, Managing
Partner, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 303.2 to permit an 84' front yard depth in lieu of the 127' average setback, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner, Kenneth M. Katz, appears and testified and was represented by Robert Hoffman, Esquire. The Petitioner was supported in his testimony by Mr. George Gavrelis, of Daft, McCune and Walker, Inc. There were no Protestants.

Mr. Gavrelis testified that the structure is proposed to be a Midas Muffler location which will be placed on a site between Montgomery Wards Auto Service Center and the old Williams Construction trailer office building. The Petitioner has purchased the subject property shown on Petitioner's Exhibit 1. The proposed use is permitted as a matter of right in the B.M. zone. The front foot variance is required because of the depth of the adjacent office building on the subject site and the Montgomery Ward Auto Center. In order to place the proposed garage and service building behind the required front foot setback line would create a hardship and practical difficulty as defined in the testimony by Mr. Gavrelis.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general

-2-

welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of May, 1989 that the request for a variance from Section 303.2 to permit an 84' front yard depth in lieu of the 127' average setback, as more particularly described on Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

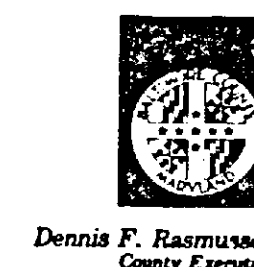
JRH/mm

cc: Peoples Counsel
Robert Hoffman, Esquire, Cook, Howard, Downes & Tracey
Mr. Kenneth M. Katz
Mr. Alan Katz
Mr. George E. Gavrelis, Daft, McCune & Walker, Inc.

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 12, 1989



John B. Howard, Esquire
Robert Hoffman, Esquire
Cook, Howard Downes and Tracey
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 89-381-A

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

att.

cc: Peoples Counsel
Mr. Kenneth M. Katz, 3 Shawan Road, Hunt Valley, Md. 21030
Mr. Alan Katz, 8 Whitebridge Court, Pikesville, Md. 21208
Mr. George E. Gavrelis, Daft, McCune & Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204

Amended PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#293
89-381-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.2 to permit a 84' front yard depth in lieu of the 127' average setback.

of the 127' average setback.

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
8656 Pulaski Limited Partnership
(Type or Print Name)
By: *Kenneth M. Katz*
Signature *Kenneth M. Katz* Managing Partner
(Type or Print Name)
Address
City and State
Signature
Attorney for Petitioner: 3 Shawan Road 527-1881
John B. Howard, Esquire
(Type or Print Name) Address Phone No.
Cockeysville, MD 21030
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Name John B. Howard, Esquire
Name 210 Allegheny Avenue
Towson, Maryland 21204 823-4111
Address
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of May, 1989, at 8:30 o'clock P.M.

(over)

DAFT-MCCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description
To Accompany Zoning Petition
1.124 Acre Parcel

Northwest Side of Pulaski Highway (U.S. Route 40).
Southwest of Rossville Boulevard

Fifteenth Election District, Baltimore County, Maryland

Beginning at the end of the following courses and distances measured from the intersection of the centerline of Pulaski Highway (U.S. Route 40), 150 feet wide, with the centerline of Rossville Boulevard (1) Southwesterly 1185 feet more or less measured along the centerline of Pulaski Highway, and thence running (2) Northwesterly at right angles to said centerline 75.00 feet, thence leaving said point of beginning and running and binding on the northwest side of Pulaski Highway, (1) North 44 degrees 57 minutes 13 seconds East 230.18 feet, thence leaving the northwest side of Pulaski Highway and running the five following courses and distances, viz: (2) Northwesterly by a line curving to the left with a radius of 30.00 feet for a distance of 8.05 feet (the arc of said curve being subtended by a long chord bearing North 36 degrees 54 minutes 17.5 seconds West 8.02 feet), thence (3) North 44 degrees 35 minutes 17 seconds West 145.48 feet, thence (4) Northwesterly by a line curving to the left with a radius of 60.00 feet for a distance of 94.27 feet (the arc of said curve

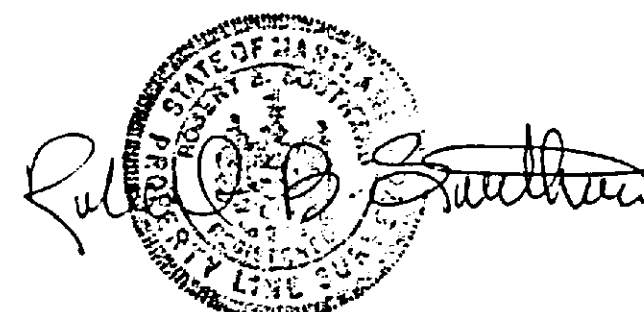
Page 1 of 2

being subtended by a long chord bearing North 89 degrees 36 minutes 03.5 seconds West 84.87 feet), thence (5) South 45 degrees 23 minutes 10 seconds West 172.94 feet, and thence (6) South 45 Degrees 02 minutes 47 seconds East 215.20 feet to the point of beginning; containing 1.124 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 13, 1988

Our Job No. 87151 (L87151)



Page 2 of 2

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Al Wirth - SHW
Bob Bowling - Dev. Engr.
Gary Kears - Project Planning
Rahim Farid - Traffic Engr.
Larry Pilson - Env. Protection
Carl Richards - Zoning
Captain Kelly - Fire Dept.
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA
Shirley Murphy - Land Aqu.
Date: January 4, 1989

FROM: Tom Watson
Bureau of Public Services
SUBJECT: 8656 Pulaski Hwy
DOR 296-3333

The subject property was granted a waiver of CRC meeting by the Office of Planning & Zoning. However, CRC approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by January 20, 1989. Nonresponse by the aforementioned date is considered to be concurrence by your office of the plan.

Add to the plan that all damaged or disabled vehicles shall be screened from off-site view by a fence or wall 8' and landscaped or finished and that the storage area will be paved to the standards of 405A.2.

Correct parking calculations, FAR calculations # of parking spaces shown and proposed (see plan).

A variance has been applied for to allow a front yard setback of 95'. Is there any proposed additional signage? Show if so.

Indicate that lot will be striped and maintained so that striping will remain visible.

Final approval of building will be subject to the outcome of the hearing.

cc: File

Kate Milton
x3391

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-381-A

District: 15th
Posted for: Variance
Petitioner: 8656 Pulaski Limited Partnership
Location of property: 8656 Pulaski Hwy, 1500' NE Beltway 695
Location of sign: 8656 Pulaski Hwy
Remarks: On property of 8656 Pulaski Hwy, 1500' NE Beltway 695, for 100 days
Posted by: [Signature]
Number of signs: 1
Date of return: 4/1/89

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner
8656 Pulaski Limited Partnership
3 Shawan Road
Cockeysville, Maryland 21030
ATTN: KENNETH M. KATZ

Date: 3/9/89



Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
CASE NUMBER: 89-381-A
MIS PULASKI Highway, 1500' NE Beltway 695
8656 Pulaski Highway
15th Election District - 6th Councilmanic
Petitioner(s): 8656 Pulaski Limited Partnership
HEARING SCHEDULED: FRIDAY, MARCH 17, 1989 at 10:00 a.m.

Gentlemen:
Please be advised that \$89.76 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 3/22/86 ACCOUNT: R-11615-000
AMOUNT: \$ 89.56
RECEIVED: [Signature] (8656 Pulaski Hwy) in
FOR: RA 3/17/89 hearing 89-381-A
B 8140*****865604 423-F
VALIDATION OR SIGNATURE OF CASHIER

post set(s), 'ere
each set not

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TOWSON (301) 823-4111
TELECOPIER (301) 823-0147
205 EAST BROADWAY
P.O. BOX B
BEL AIR, MARYLAND 21014
BEL AIR (301) 838-8664
BALTIMORE (301) 878-1551
DIRECT DIAL NUMBER

March 21, 1989

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. C. TRACY, JR.
JOHN H. SNY, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
FRANK F. HERTSCH
MICHAEL E. LEAF
THOMAS L. HUDSON
C. GARY DIXLEY, JR.
H. KING HILL, III
GEORGE K. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

REPLY TO: TOWSON

Hand Delivery

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 89-381A
8656 Pulaski Limited Partnership

Dear Mr. Haines:

Please accept the revised plats for filing in connection with the above referenced case.

Sincerely,
Robert Hoffman

RAH:bw
Enclosure

RECEIVED
MAR 22 1989
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

File Copy



Dennis F. Rasmussen
County Executive

March 17, 1989

NOTICE OF CONTINUANCE

CASE NUMBER: 89-381-A
PETITIONER: 8656 Pulaski Limited Partnership
LOCATION: 8656 Pulaski Highway

HEARING OF THE ABOVE MATTER, WHICH BEGAN ON MARCH 17, 1989, WILL CONTINUE ON THURSDAY, MAY 4, 1989 at 8:30 a.m.
THIS CONTINUED HEARING WILL TAKE PLACE IN ROOM 106 OF THE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Baltimore County Zoning Office

Copies to:
Robert Hoffman, Esq.
8656 Pulaski Limited Partnership

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 7, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN,

S. Zebe Olson

Publisher

PO 16437
ny M 27053
price \$74.86

89-381A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegany Ave Towson
Ken Katz	3 Shawan Rd Cockeysville
George Garrelis	8656 Pulaski Hwy
Alan Katz	8656 Pulaski Hwy
Henry Frankland	4 Woodshire Court 21207

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
George F. Garrelis	DAFT M. CAMP WALKER 21204
Ken Katz	3 Shawan Rd 21030
Alan Katz	8656 Pulaski Hwy 21208
Rob Hoffman	210 Allegany Ave 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

February 17, 1989

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-381-A
MIS PULASKI Highway, 1500' NE Beltway 695
8656 Pulaski Highway
15th Election District - 6th Councilmanic
Petitioner(s): 8656 Pulaski Limited Partnership
HEARING SCHEDULED: FRIDAY, MARCH 17, 1989 at 10:00 a.m.

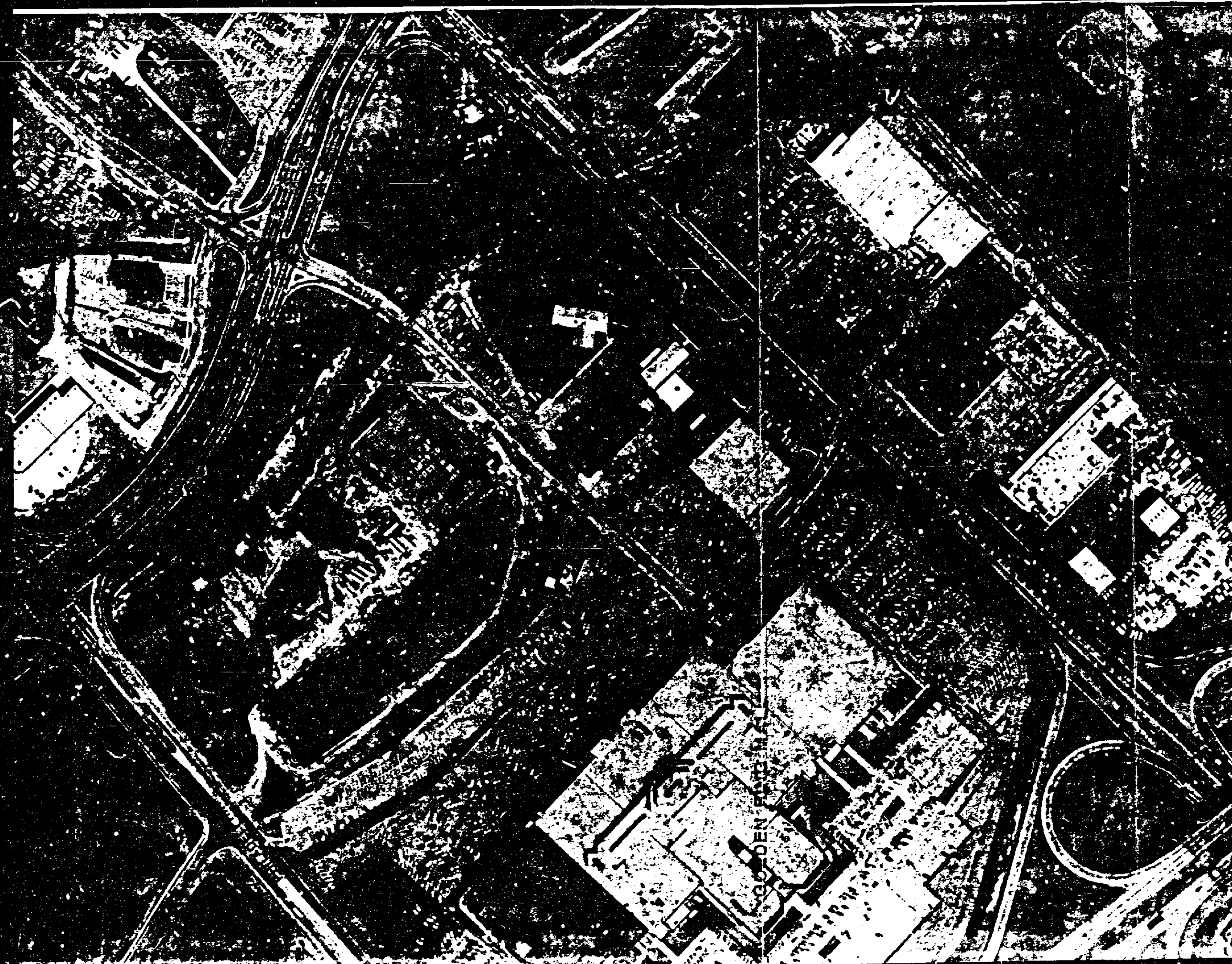
Variance to permit a 95 ft. front yard depth in lieu of the 127 ft. average setback.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: 8656 Pulaski Limited Partnership
John B. Howard, Esq.
File



8656 PULASKI HIGHWAY
WAIVER REQUEST
PORTION OF AERIAL PHOTO NE-4G
EXHIBIT 3
SCALE: 1"=200'

EXHIBIT 3

9/16/88

DAFT-MACONE WALKER, INC.
200 East Pennsylvania Avenue, Towson, Maryland 21204
87151

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-5533
J. Robert Haines
Zoning Commissioner

Date: 4/25/89



John B. Howard, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Re: Petition for Zoning Variance
Case number: 89-381-A
8656 Pulaski Limited Partnership
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 8:30 a.m.

Dear Mr. Howard:

Please be advised that \$ 15.00 is due for reposting of the above-referenced property. DO NOT REMOVE the sign(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please bring the sign(s) and post(s) to 111 W. Chesapeake Avenue, Room 111, County Office Building, Towson, Maryland 21204, along with your check made payable to Baltimore County, Maryland on the day of the hearing.

Very truly yours,

J. ROBERT HAINES,
ZONING COMMISSIONER OF
BALTIMORE COUNTY

97-381-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of January, 1989.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Kenneth M. Katz
Petitioner's Attorney: John B. Howard

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 293, Case No. 89-381-A
Petitioner: Kenneth M. Katz
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner
Pat Keller, Deputy Director
Office of Planning and Zoning
8656 Pulaski Ltd. Partnership
Zoning Petition No. 89-381-A
Date: March 14, 1989

Staff recommends approval of the petitioner's request (project received waiver of CRG meeting and process 12/15/88) subject to the following:

- A landscape plan shall be reviewed and approved by the County Landscape Planner. Supplemental landscaping along the perimeters and interior of the parking area should be provided. Any landscaping provided as streetscape within the right-of-way shall be maintained by the petitioner.

FK/sf

CPS-008



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 25, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
8656 Pulaski Limited Partnership
Zoning meeting 1/24/89
W/S Pulaski Highway
US 40-E
1,500' east of I-695
ramp (Item #293)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a 95' front yard depth in lieu of the 127' average setback, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: Daft, McCune and Walker, Inc.
Mr. J. Ogle

RECEIVED
JAN 30 1989
ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

March 1, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 264, 277, 278, 280, 281, 282, 283, 284, 286, 287, 288, 292, 293, 294, 295 & 296.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
MAR 3 1989
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

February 7, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: 8656 Pulaski Limited Partnership

Location: 8656 Pulaski Highway

Item No.: 293

Zoning Agenda Meeting of January 24, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrants at 300' intervals.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

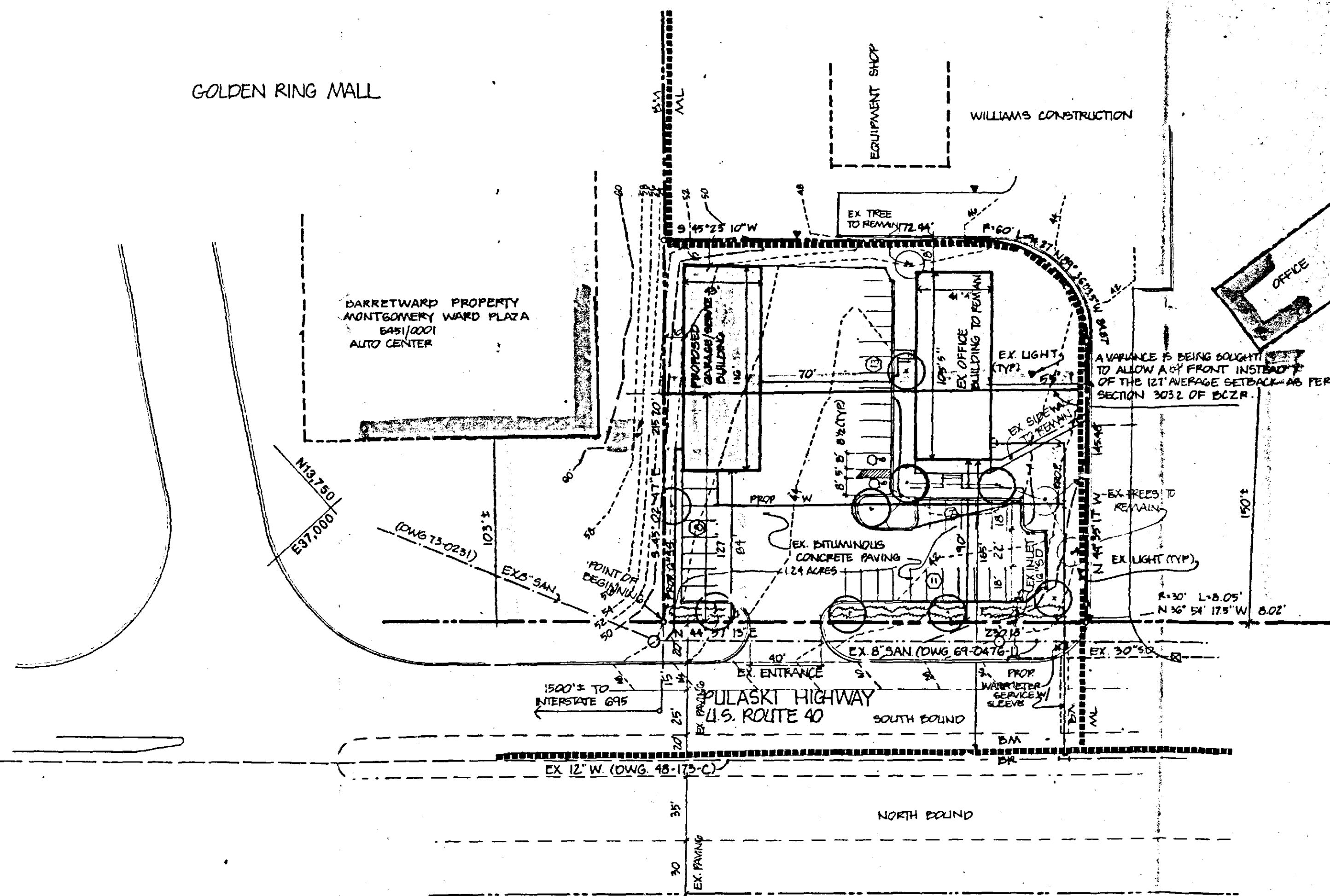
REVIEWER: C.H. Smith, Jr.
Fire Prevention Bureau
Special Inspection Division

NOTED & APPROVED: John F. O'Neill
Fire Prevention Bureau

/s/

My telephone number is (301) 333-1350

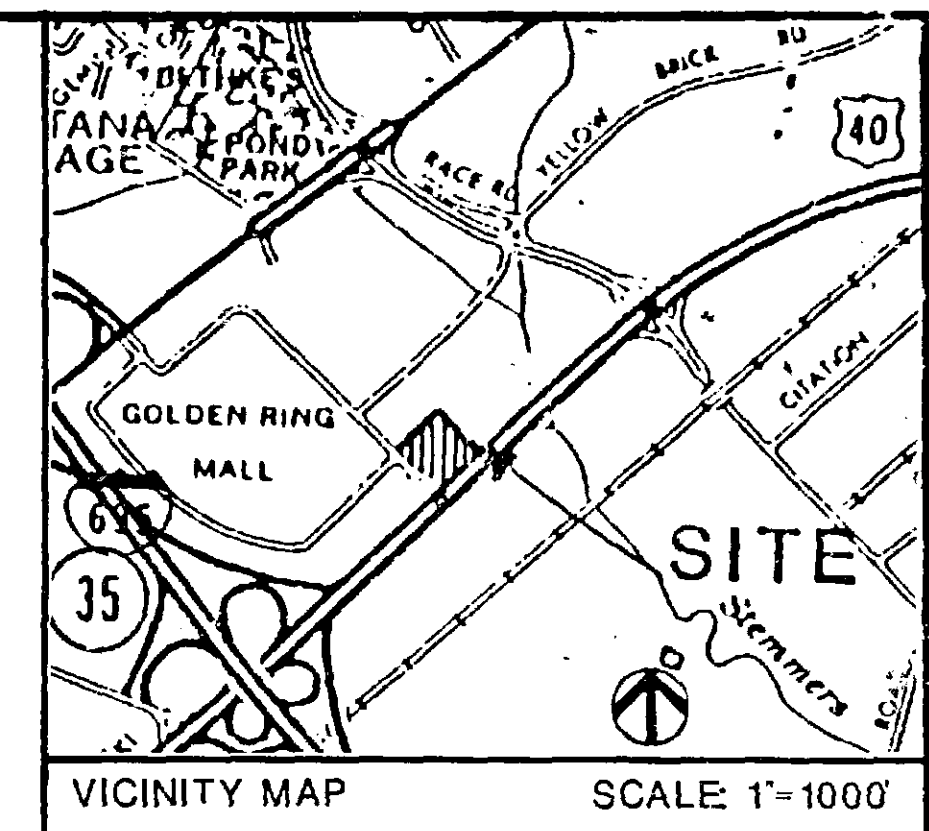
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 865-0451 D.C. Metro - 480-482-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



$$150 + 103 = \frac{253}{2} = 126.5 (27')$$

General Notes

- Owner/Applicant: Ken Katz
8656 Pulaski Ltd. Partnership
3 Shawan Road
Cockeysville, MD 20130
- Election District 15
- Site Data
1.124 Ac± Net Area BM
1.283 Ac± Gross Area BM
FAR Allowed = 53,887 x 4 = 223,548 S.F.
Proposed = 4,988± S.F. (Service Garage)
Existing = 4,357 S.F. (Office/Retail)
TOTAL = 9,345 S.F. (0.04 FAR)
Parking:
Required:
4,988 ÷ 1,000 x 3.3 = 17 spaces
4,357 ÷ 1,000 x 5 = 22 spaces
39 spaces
Proposed:
39 Surface spaces
8 Service bays
47 Total spaces (including 2 handicapped spaces)
All spaces are 8-1/2' x 18'.
Landscape Requirements:
39 parking spaces ÷ 12 = 4 trees (4 Maj. Dec.)
230 L.F. Adj. Rd. ÷ 40 = 6 trees (3 Maj. Dec.)
Total = 10 trees (7 Maj. Dec.)
Shrubs:
230 L.F. screening ÷ 3 = 77 Shrubs
4. Area Disturbed = 4,988± S.F.
5. Soils on-site are Beltsville (Bub).
6. Waiver #W-88-269 was granted on 12-15-88 for CRG meeting and process.



DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

**8656 PULASKI
HIGHWAY
PLAT AND PLAN TO
ACCOMPANY VARIANCE**

DATE	REVISIONS

SCALE:
1" = 50'

JOB ORDER NO.
87151

ISSUE DATE
12-30-88

1 OF 1

PETITIONER'S
EXHIBIT 2